

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

June 11, 2014

The meeting was called to order at 4:03 p.m. by Chairman Phil Conder at 3600 Constitution Blvd., West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Terri Mills, Phil Conder, Barbara Thomas, Clover Meaders, and Latai Tupou

ABSENT

WEST VALLEY CITY PLANNING DIVISION STAFF

Jody Knapp, Kevin Despain, and Nichole Camac

AUDIENCE

Approximately twelve (12) people were in the audience

ZONE TEXT CHANGE APPLICATION

ZT-3-2014

Signs on Public Property West Valley City

The following amendments of the West Valley City Municipal Code have been proposed to prohibit signage that is not explicitly authorized by City ordinance on City owned property and City rights-of-way.

4-3-104. POSTING OF SIGNS PROHIBITED ON CITY PROPERTY.

- 1) Except as explicitly authorized by City ordinance, no sign, placard, advertisement, or handbill shall be erected or posted on City-owned property or in City rights-of-way. Any such sign, placard, advertisement, or handbill may be removed immediately by the City.
- 2) Any person who violates the provisions of this Chapter is guilty of a class "B" misdemeanor.
- 3) The provisions of this Section may be enforced as set forth in Chapter 11-3 of the City Code.

Section 3. Amendment. Sections 11-4-106 and 11-5-102 are hereby amended as follows:

11-4-106. SIGNS ON PUBLIC PROPERTY.

~~No sign shall be located on publicly owned land, within public rights of way, or otherwise, except by written permission of the City with a permit or if located within and adheres to the standards in the City Center Zone.~~

- 1) Except as explicitly authorized by City ordinance, no sign, placard, advertisement, or handbill shall be erected or posted on City-owned property or in City rights-of-way. Any such sign, placard, advertisement, or handbill may be removed immediately by the City.
- 2) Any person who violates the provisions of this Chapter is guilty of a class "B" misdemeanor.
- 3) The provisions of this Section may be enforced as set forth in Chapter 11-3 of the City Code.

11-5-102. TEMPORARY ON-PREMISE SIGNS.

- (13) Political Signs. Political signs relating to the nomination or election of any individual for public office or advocacy of any issue to be voted upon at any special or general election shall be allowed under the following conditions:
 - a. Zoning Restrictions. In all zones.
 - b. Size. Any such sign shall not exceed an area of 16 square feet in a residential zone.
 - c. ~~Setback. Such signs may be permitted in the public right-of-way but shall not obstruct any vehicular clear view at intersections.~~
 - d. ~~Time Limitations. Any such sign shall be temporary in nature and shall be removed within 15 days after the date of the election. If said signs are not removed, the City may remove said signs and charge a reasonable fee, as determined by the City Council, based on actual costs of removal for each sign requiring removal. The bill shall be sent to the appropriate candidate or political association responsible for such sign(s).~~
 - e. Other Regulations. Such signs shall conform to the surface on which they are applied and no nails or other heavy fastening tools are permitted.

Staff Alternatives:

Approval, of the Ordinance proposed subject to the resolution of any issues raised at the public hearing.

Continuance, to allow time for Staff to further review and refine the proposed amendment.

Applicant:

West Valley City

Discussion: Jody Knapp presented the application. Harold Woodruff clarified that political signs will only be allowed on private property. Jody replied yes. Barbara Thomas stated that signs are important in the political world. She indicated that if these are for City candidates, they should be able to place the signs on City property. She stated that she is comfortable removing the timeline for signs to be removed and indicated that most people running for office quickly remove them after the campaign is over. Jody stated political signs would only be eliminated in the public right of way. They can still be placed on other properties but must follow the ordinance. Jack Matheson asked if this change is to meet constitutional requirements or if it to conform to State law. Brandon Hill replied that the change will ensure the City complies with Federal law. He indicated that the State gives the City jurisdiction to remove signs from the right of way. Harold Woodruff asked what options are available to people running for office in getting their name out. Brandon replied that this can still be done by placing signs on private property, talking to people door to door, flyers, the internet, etc. Phil Conder stated that this change will make campaigning more expensive. He stated that other methods are already being used in addition to signs and candidates still find it difficult to get the outreach they need. He stated that he feels it will make things more difficult. Terri Mills stated that there isn't a whole lot of property that belongs to the City so this would be a small portion of the signage. Chairman Conder stated that much of the City owned property is on major arterials with the most exposure. Clover Meaders stated that signs are important for campaigners and she doesn't see it as a problem to allow them in public right of ways. Commissioner Mills stated that she doesn't feel that moving the sign out of the right of way back a few feet will make too much of a difference. Commissioner Thomas stated that it is difficult to get anyone interested in campaigns and she wouldn't want to make it any more difficult. She stated some people rely on signage for casting their votes. Commissioner Mills replied that a sign shouldn't impact someone's vote. Brent Fuller stated that if campaign signs in the right of way are legal than advertising signs for businesses, etc. could be legal too. He stated that he doesn't want signs filling up the right of way so he would be more comfortable removing signage in right of ways altogether.

Motion: Commissioner Fuller moved for approval.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	No
Commissioner Mills	Yes
Commissioner Thomas	No
Commissioner Tupou	N/A
Commissioner Woodruff	No
Chairman Conder	No

Majority-ZT-3-2014- Motion Fails

Motion: Commissioner Thomas moved for denial.

Commissioner Woodruff seconded the motion.

Roll call vote:

Commissioner Fuller	No
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Commissioner Matheson	No
Commissioner Meaders	Yes
Commissioner Mills	No
Commissioner Thomas	Yes
Commissioner Tupou	N/A
Commissioner Woodruff	Yes
Chairman Conder	Yes

Majority-ZT-3-2014- Denied

CONDITIONAL USE APPLICATIONS

C-22-2014

Swift Transportation Expansion

5175 West 2100 South

M Zone (9.35 Acres/51.81 total acres)

The applicant, Curtis Ball with Stantec representing Swift Transportation, is requesting a conditional use amendment for truck parking expansion at 5175 West 2100 South. The zoning for this area is M, Manufacturing. The West Valley City General Plan anticipates light manufacturing uses for this area. The surrounding zone is Manufacturing on all sides and the surrounding uses include similar trucking business.

Swift Transportation would like to expand the parking area at their facility. The expansion includes 9.35 acres along the south end of the site with frontage along 2400 South. The truck parking area will be surfaced with concrete and include perimeter landscaping. The landscaping along 2400 South will be 25' wide and depressed 2'-3' to provide an area for additional detention on site. Typically the setback areas adjacent to parking lots include an elevated bermed area to provide screening. However, per the West Valley City Code, the "Planning Commission may consider alternatives to the berming requirement as a conditional use on properties of at least ten (10) acres. This provision would apply only to properties in the Manufacturing (M) zone and only on interior streets within the development, not on any high-image arterial streets. Screening for adjacent parking lots would be required using a combination of hedges, shrubs, trees, landscape boulders, screen walls and similar devices"

As indicated on the landscaped plans the area along 2400 South will be landscaped with rock mulch and a combination of deciduous and evergreen trees with shrubs and grasses. This landscaping will be continued along the west side of the entrance as well. The plan currently shows landscaping out in the City right-of-way so this vegetation will be relocated onto the subject property. Staff suggests adding more variety of rock sizes and colors that can be distributed throughout the area to help break up the space.

There is also a 5' wide landscape strip along the edge of the parking lot that abuts the neighboring property to the east. This area will include gravel and trees for additional screening.

The total landscaping provided for this expansion is approximately 5.4% and a minimum of 5% is required in the manufacturing zone. The frontage of the overall site is located the 201 frontage therefore trees shall be required along this area as well as part of this project.

A six-foot tall chain-link fence will secure this area and new lighting will be provided and must conform to the lighting standards provided in the West Valley City Code.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. Site design and landscaping must be constructed per the approved plans which shall include landscaping along the entire frontage of 2400 South on both sides of the entrance with a mixture of sizes and color of rock mulch in decorative patterns for variety.
2. All landscaping must be on the subject property and shall not be in the right-of-way.
3. Landscaping along the 201 frontage must be completed per the standards in the Landscaping on High Image Arterials (7-13).

Continuance, to allow for the resolutions of any issues raised at the public hearing or to allow for a revised site plan/elevations to be submitted.

Applicant:

Curtis Ball
3995 S 700 E
Suite 300

Discussion: Jody Knapp presented the application. Jack Matheson asked if depressed landscaping is allowed in the manufacturing zone. Jody replied yes and indicated that the property must be over 10 acres, reviewed by the Planning Commission, and cannot be on a major arterial. Curtis Ball, the applicant, had nothing further to add. Terri Mills stated that she appreciates the additional landscaping and thanked the applicant for contributing to West Valley City's urban forest.

Motion: Commissioner Meaders moved for approval subject to the 3 staff conditions.

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Tupou	N/A
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-22-2014- Approved

C-24-2014

Chow Retail

2807 S. 5600 W.

C-2 Zone (1.12 Acres)

The applicant, King Chow, is requesting a conditional use for a 2,520 square foot multi-tenant retail/office building at 2807 South 5600 West. This property is zoned C-2, General Commercial, and the West Valley City General Plan designates this area as General Commercial. The adjacent properties on all sides are zoned C-2. The surrounding uses include Cypress Credit Union to the north, Lighthouse Plaza to the west across 5600 West, and retail/commercial/restaurant to the south and the Chow Time restaurant to the east. This property is also within the 5600 West Overlay Zone.

This particular site was originally approved in 2011 (C-10-2011). A building permit was issued and construction had started on the project which then stopped after the footing and floor slab were poured. No further work has been completed on site therefore the prior approval has since expired. The applicant is now ready to complete the project and has resubmitted his application.

The building and site design have not changed from the original application. The building design will comply with the Commercial Design Ordinance and will be constructed of a mixture of stucco and brick to match the existing building on site. The west elevation, which faces 5600 West, will have street facing windows per the 5600 West Overlay requirements.

There are currently two tenant spaces designed for this site. The first will be a retail use and the second will be a dental office. The dental space will include a second story storage area that is accessed from an exterior stairwell on the north side of the building. The parking for the site has been calculated for retail or office uses (1/250 sqft), therefore, 10 spaces are required. There is a shared parking agreement for this development and 15 spaces have been provided on this particular parcel.

The landscaping for this site has already been installed. It includes the 5600 West streetscape design, the parking islands and landscaping adjacent to the building. The enclosure around the dumpster located on the site has also been completed. Any mechanical equipment proposed on site or on the building shall also be properly screened from view per the standards set forth in the West Valley City Code.

The applicant has indicated that only wall signage will be proposed for this site. All signage shall comply with the West Valley City Sign Ordinance, to include no more than 15% signage on the front building face, and 5% on the remaining sides, and no more than 50% of the window area shall be covered in signs. A building permit must be issued for all signage. Ground signage has not been proposed at this time.

Staff Alternatives:

Approval of the conditional use for the retail market on lot 4 of the Plaza 3600 Business Park shopping center subject to compliance with all of the City's zoning ordinances and the following:

1. The building must be completed per the approved plans and be designed in accordance with the Commercial Design Standards and the 5600 West Overlay Zone.
2. The site shall be landscaped per the approved plans.
3. There must be adequate parking on site for the proposed tenant mix.
4. The dumpster shall be completely screened and secured with a 6' masonry enclosure.
5. All mechanical equipment on site must be properly screened.
6. All signage must comply with the West Valley City Sign Ordinance.
7. Must meet requirements of all effected departments and agencies.
8. Subject to review upon valid complaint.

Continuance for reasons determined in the meeting.

Applicant:
Adam Ford
510 S 600 E

Discussion: Jody Knapp presented the application. Terri Mills stated that she recalls a conversation regarding snow removal plows in the parking lot and how this could be a problem with landscaping. Brandon Hill stated that the concern was resolved and this plan was approved by the Planning Commission. Adam Ford, representing the applicant, stated that this is just a reapplication of what was previously approved. Barbara Thomas asked if the existing landscaping will remain under the proposed outdoor stairway. Mr. Ford replied that the only portion that will be removed are the shrubs that are in the space where the concrete pad will be placed.

Motion: Commissioner Thomas moved for approval subject to the 8 staff conditions.

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Tupou	N/A
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-24-2014- Approved

C-25-2014

3Form (Wynn Clayton)

2300 West 2300 South

M Zone (10 Acres)

The applicant, Wynn Clayton representing 3Form, is requesting a modification of the landscaping requirements for property at 2300 West 2300 South. This property is zoned M, manufacturing and the West Valley City General Plan designates this area as light manufacturing. The surrounding zone is all manufacturing and the surrounding uses include a mixture of office, warehouse and manufacturing tenants.

3Form recently submitted a building permit for an employee gym renovation project that totaled approximately \$500,000. The facility has frontage along I-215, which is listed as one of West Valley City's major arterials. These frontages have specific landscaping requirements set forth in chapter 7-13 of the West Valley City Municipal Code. These requirements take effect when any substantial modification to an existing site or structure in which the estimated construction cost exceeds \$50,000. These standards include the following:

All properties with frontage on high-image streets shall provide a minimum twenty foot landscaped buffer along the entire frontage between the edge of the sidewalk and any parking area, structure or fence on the site. No parking, outside storage or temporary signage shall be allowed within the landscape buffer [7-13-103(1)]. Fifty percent of the area of the landscaped buffer shall be planted with grass and shade and/or large conifer trees. The remaining 50 percent of the area may include, but not be limited to, vehicular access drives, specialty paving, street furniture, and outdoor seating areas. There shall be a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer [7-13-103(2)].

This portion of frontage is located along the back side of the building where the loading docks are located. The applicant has indicated that due to the building location and space needed for truck maneuvering full

compliance with this ordinance is not possible. Therefore 3Form has requested to modify the required landscaped buffer. The ordinance states one can appeal these requirements if “full compliance is not possible due to location of existing buildings or because compliance would necessitate elimination of improvements required by other ordinances which could not be relocated elsewhere on the site.” (7-13-104(1)b.)

Currently there is an area that is approximately 8’ wide along the entire frontage that is just natural vegetation. There are no trees or an irrigation system and it has not been formally improved. 3Form has proposed to increase these areas to the required 20’ along approximately 50% of the frontage. This would be in the areas that are not directly behind the building. This space would be improved and planted with a combination of trees, lawn shrubs and rock mulch (see attached list). Then the areas that are behind the building 3Form has requested to leave as is and not improve or expand.

3Form is currently working with an engineer to prepare an illustration of the necessary turning movements needed along the loading dock area to illustrate that full compliance is not possible. This will be submitted to the Planning Commission prior to the hearing.

Staff is supportive of some modifications in the areas determined to be an issue for truck maneuvering. However, staff recommends that the existing unimproved areas be improved with formal landscaping as well. There may also be areas where landscaping islands can pop out so the required 20’ could be achieved and additional space could be provided for trees to be planted throughout the area along the building as well.

3Form has also proposed to landscape the area adjacent to the detention area which is location in the north east side of the side. Staff feels that this area could be eliminated and would prefer to concentrate the landscaping along the actual frontage areas that are more visible from the I-215 corridor. Furthermore, the front of the site contains very nice existing vegetation and this detention area contains a lot of existing vegetation so the additional landscaping throughout the site that is not along the frontage is not necessary.

There are also very low power lines along this frontage so 3Form is also requesting to modify the type of tree that is required to be planted. The tree list provided in the City Code is as follows:

Common Name	Botanical Name	Average Height
Goldenrain Tree	Koelreuteria Paniculata	20' - 30'
Crimean Linden	Tilia eucnlora	30' - 40'
Little-leaf Linden	Tilia cordata	30' - 40'
London Plane Tree	Platanus acerifolia	40' - 50'
Marshall	Fraxinus Pennsylvanica	30' - 40'
Seedless Green Ash	'Marshall'	
Norway	Acer	30' - 40'
Maple	Platanoides	
Thornless	Gleditsia	30' - 40'
Honeylocust	triacanthos inermis	
Zelkova	Zelkova serrata	40' - 50'
Hackberry	Celtris	40' - 50'
	occidentalis	

The ordinance does state that the Planning Commission can allow for tree substitutions upon reviewing a professionally prepared landscape plan. 3Form has not provided a formal landscape plan at this time but they have submitted a list of proposed plants for the site. This includes tree species that are suggested by Rocky Mountain Power as suitable to be planted under power lines and range in height from 20-25’ tall. These include the following:

- Amur Maple

- Paperbark Maple
- Western Water Birch
- Eastern Redbud
- Cockspur Hawthorn
- Flowering Crabapple
- Dwarf Blue Spruce
- Cherry Plum

Staff Alternatives:

Approval, subject to the requirements of affected departments and agencies including but not limited to West Valley City Public Works, the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. A formal landscape plan shall be submitted prior to issuance of a building permit for the employee gym remodel project.
2. The landscaping shall be completed as follows:

Alternative A:

- a) A 20' landscape buffer shall be provided along the areas that are not directly behind the building as indicated on the submitted plan.
- b) The 20' buffer shall include one tree planted every 30' with at least fifty percent lawn. The remaining area shall be planted with at least fifty percent live plant material with a combination of perennials, shrubs, ornamental grasses and rock mulch.
- c) The remaining areas of the frontage may remain as natural vegetation. These areas shall be maintained but not improved with formal landscaping.
- d) The tree species may be modified and chosen from the suggested list provided by Rocky Mountain Power.
- e) Landscaping is not required along the south side of the detention basin.

Alternative B:

- a) A 20' landscape buffer shall be provided along the entire frontage.
- b) Landscaping may be reduced only in areas that obstruct the turning movements of semi-trucks per the approved professionally prepared plan from a Civil Engineer.
- c) The entire frontage area shall include at least one tree planted every 30' with at least fifty percent lawn. The remaining area shall be planted with at least fifty percent live plant material with a combination of perennials, shrubs, ornamental grasses and rock mulch.
- d) Landscaping is not required along the south side of the detention basin.

3. Landscaping shall be completed within one year of the Planning Commission Approval.

Continuance, to allow for the resolutions of any issues raised at the public hearing, to allow time for the applicant to submit further evidence to demonstrate why full compliance is not possible and to prepare a formal landscaping plan.

Denial, as the proposed modifications to the landscaped buffer are not appropriate at this location and are not consistent with the streetscape standards set forth for major arterials.

Applicant:

Wynn Clayton
2300 S 2300 W

Discussion: Jody Knapp presented the application. Barbara Thomas stated that the truck maneuvers indicated in the parking study seem to go off the property. Jody replied yes. Phil Conder asked what the distance of the west side of the property is. Jody replied that it is a little less than 1,000 feet. Jack Matheson asked if it's common to provide a year to complete landscaping. Jody replied staff felt this would be fair because it is extensive.

Wynn Clayton, the applicant, stated that the docks are currently being used. He indicated that trucks do occasionally have to drive over the weeded area to access them. Mr. Clayton stated that he will install landscaping on the right and left sides but would ask that the space between remain un-landscaped. He stated that the plan provided to the Planning Commission costs approximately \$70,000 and all he wants to do is add a gym for his employees. Phil Conder stated that this is a very highly visible property so it is important that it looks nice. He stated that some of the pallets take up space and it seems these could be moved to provide a greater turning radius for trucks and/or additional landscaping. He suggested adding landscaping to the 8 foot space behind the pallets where the weeds currently exist. Barbara Thomas stated that the maneuvering study doesn't seem to support the fact that less landscaping is needed. She stated that she would like to see more landscaping where the study doesn't indicate a need for maneuvering space. Mr. Clayton replied that the numbers in the study are standard recommendations that the building doesn't meet. He stated different sized trucks have difficulty accessing the docks already and he doesn't want to impede this any further. Chairman Conder stated that he is comfortable with 20 feet on both sides but feels 8 feet in the middle would be a good addition. Brent Fuller stated he is comfortable with 8 feet along the entire west side and doesn't feel grass is necessary since trees are the only thing visible from the road. Harold Woodruff agreed. Jack Matheson stated that he would like to see the property asphalted more and no landscaping added. Jody indicated that this would require the applicant to do an extensive grading and drainage plan. Terri Mills stated that she feels a vertical element will go a long way and indicated that grass would be a waste of water. Jody suggested adding a mix of trees to provide variety.

Motion: Commissioner Woodruff moved for approval subject to the following:

1. A formal landscape plan shall be submitted prior to issuance of a building permit for the employee gym remodel project.
2. The landscaping shall be completed as follows:
 - a. An 8' landscape buffer shall be provided along the entire west property line.
 - b. The 8' buffer shall include one tree planted every 30'. The remaining area shall be planted with at least fifty percent live plant material.
 - c. The tree species may be modified and chosen from the suggested list provided by Rocky Mountain Power. The applicant shall work with staff to determine the mix of tree species.
 - d. Landscaping is not required along the south side of the detention basin.
3. Landscaping shall be completed within one year of the Planning Commission Approval.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	No
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes

Commissioner Tupou	N/A
Commissioner Woodruff	Yes
Chairman Conder	Yes

Majority-C-25-2014- Approved

C-26-2014

Young Trailer Sales

6555 W 2100 S

M Zone (.4 Acres)

The applicant, Russ Cooper, representing Young Trailers of West Valley, is requesting a conditional use for trailer sales at 6555 West 2100 South. This property is zoned M, Manufacturing, and the West Valley City General Plan designates this area as Light Manufacturing. The adjacent property to the south is zoned A, for agricultural, and the remaining sides are all zoned M. This property is located at Rocky Mountain Raceway and is surrounded by the future Freeport Development to the west and south, Barney Trucking to the north and Godfrey trucking to the east.

Mr. Cooper would like utilize a portion of the Rocky Mountain Raceway (RMR) site to sell Load Trail and Wells Cargo trailers. There is an existing 8,160 square foot multi-purpose building on site that is used for offices and event space for RMR. Young Trailers would like to utilize a portion of that building, approximately 5,500 square feet, for a trailer display area and office space. This building is already setup to accommodate this use so there will not be any changes to the interior or exterior of the existing building as part of this application.

Trailers will also be located in a space outside of the building. This space is located directly adjacent to the east side of the building. It is approximately 80' wide by 180' long and will be hard surfaced with asphalt and secured with a chain-link fence. If there is an event that needs to take place inside of the building all of the interior display trailers will be relocated to this outside storage area.

There will be 3-5 employees and the hours of operation will be 9:00 a.m. – 7:00 p.m. Monday – Friday with some sales possibly on Saturdays.

The landscaping on site is existing and new landscaping will not be required as part of this application. However, the landscaping along the frontage is in need of some maintenance. This landscaping was required as part of the initial approval for this multi-purpose building (C-20-03) so it will need to be restored back to its original condition as part of this application.

The signage that will be provided for this use is a 4' x 8' sign that will be attached to the building. A building permit is required for all signage and no more than 10% of the front face of the building can have signage. No additional signage has been proposed for this use.

Staff Alternatives:

Approval of the conditional use subject to compliance with all of the City's zoning ordinances and the following:

1. The outside trailers sales area must be hard surfaced per the approved plans.
2. The site frontage shall be landscaped per the approved plans for the multi-purpose building (C-20-03).

3. A building permit is required for all signage and shall comply with the West Valley City Sign Ordinance.
4. Must meet requirements of all effected departments and agencies.
5. Subject to review upon valid complaint.

Continuance for reasons determined in the meeting.

Applicant:

Russ Cooper
6555 W 2100 S

Discussion: Jody Knapp presented the application. Terri Mills asked if new landscaping will need to be added. Jody replied yes. Russ Cooper, representing the applicant, had nothing further to add. Barbara Thomas asked if there will be additional signage. Jody replied that there is a 4x8 sign attached to the building and signage above the door but nothing at the front of the property. Phil Conder stated that this is a highly visible property and would request that the applicant make it look good.

Motion: Commissioner Fuller moved for approval subject to the 5 staff conditions.

Commissioner Thomas seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Tupou	N/A
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-26-2014- Approved

C-27-2014

**The Stable Place
2877 S Cassell St
A Zone (8.4 Acres)**

This application has been withdrawn at the request of the applicant. The site will remain under the conditional use approval of C-20-2008.

C-28-2014

**Advanced Money Express LLC (Mercedes Miller)
3952 W 3500 S #C-3
C-2 Zone (6.6 acre site)
Approved Use: Car Title Loans**

The applicant, Mercedes Miller, is requesting a conditional use amendment for a car title loan business at 3952 W 3500 S booth C-3 of the Azteca Indoor Bazaar. The zoning for this area is C-2, General Commercial and a title loan business is a conditional use in this zone. The West Valley City General Plan anticipates General Commercial for this area. The surrounding uses are all C-2 zoning except for multi-family residential to the east.

The use will occupy a booth within the Azteca Indoor Bazaar. The business will provide title loan services only. Advanced Money Express, LLC will not offer any pawn, check cashing or deferred deposit loan services at this location. They are relocating from Midvale and are a licensed business with the Department of Financial Institutions. The applicant has noted in the attached letter that the business would be open only during regular business hours Monday – Friday from 11 a.m. – 8 p.m. and by appointment on Saturdays and Sundays. Clients will meet with Ms. Miller and bring automobiles to the site for a visual inspection at the business location.

Business signs will be in compliance with the West Valley City sign ordinance. The minimum number of required parking spaces is calculated as one (1) parking space for two hundred and fifty (250) feet of gross floor area. The site provides adequate parking. There will be no outside storage allowed as part of this business, including storage of vehicles that have been repossessed for any reason. Any repossessed vehicle will be towed by an outside repossession company and will not be brought to this site at any time. The cars will then go to an auto auction business. The repossession company and auto auction business are separate businesses with their own licenses, bonds, and insurances.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. This use shall be for title loan services only and shall not include check cashing, pawn or deferred deposit loans.
2. There is to be no outside storage of any kind permitted for this use.
3. Any new signage shall meet all regulations contained in Title 11 of the West Valley City Code

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Robert Reisenberg
3952 W 3500 S

Discussion: Kevin Despain presented the application. Terri Mills asked if there will be signage on the building. Kevin replied that he didn't believe so and indicated that the owner of the Azteca Indoor Bazaar typically doesn't allow a lot of signage on the building since there are so many tenants. Robert Reisenberg, representing applicant, stated there will be no outside signage.

Motion: Commissioner Thomas moved for approval subject to the 3 staff conditions.

Commissioner Woodruff seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes

Commissioner Tupou	N/A
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-28-2014- Approved

C-29-2014

J-Rods Automotive (Jarod Birrell)

2097 W 2200 S

M Zone (1.21 Acre parcel)

Approved Use: General auto repair

The applicant, Jarod Birrell representing J-Rods Automotive, requests conditional use approval for an auto repair shop at 2097 W 2200 S. The zoning for this area is M, Manufacturing. The West Valley City General Plan anticipates Light Manufacturing. The zoning for the entire area is Manufacturing with various light manufacturing and warehousing type uses.

J-Rods is a small family business with Mr. Birrell, his wife, and son. There is only one other mechanic that helps a couple times a week. They perform small automotive repairs. They do not intend to grow the business beyond how it is currently set up.

J-Rods Automotive occupies 2,500 square feet of a 10,000 square foot building. The building is set back behind another 10,000 square foot building off 2200 S which is a dead end road. The space includes a 285 square foot office with the remainder being the shop space. The shop only has one large overhead door and one large service bay. All repair work will be conducted indoors. The site plan submitted indicates the use of a dumpster which is owned by J-Rods but stored on the adjacent property. City ordinance requires that dumpsters be located within a 6 foot masonry enclosure.

There is a 27' X 85' gravel area to the south of the building. J-Rods commits to not include any outside storage in this area at this time until they are able to save enough money to surface this with asphalt. At that time, they will receive city approval prior to the work being performed. Junk cars or those being worked on will not be stored in this area. If asphalt is installed, the outside storage area will be screened with proper fencing.

The site includes 4 parking stalls out front. There are no other stalls available in the vicinity except those allotted to other business. With only a service bay and a small office, city ordinance only requires 4 parking stalls.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. Automotive repairs shall only be conducted within the building and shall not be conducted outside or in any parking areas.
2. The site is to be well-maintained and free of garbage or trash, including junk and inoperable vehicles.

3. If a dumpster is used, then it must be enclosed by a 6 foot masonry enclosure.
4. The rear portion shall not be used for outside storage unless approved and surfaced according to city standards.
5. All signage shall comply with the West Valley City Sign Ordinance, including all temporary signs.
6. All requirements of affected departments and agencies must be met including the West Valley City Fire Department.
7. This use is subject to review upon a valid complaint.

Applicant:

Jared Birrell
2097 W 2200 S

Discussion: Kevin Despain presented the application. Jared Birrell, the applicant, stated that the shop will not expand any further. He stated that the neighbor has told him that he is able to use his parking but he indicated that he likely will not do this since vehicles are not typically on the property for too long. He indicated that he would like to asphalt the back portion of the property so he is able to use that but cannot do so until he has the funds. Mr. Birrell stated that he has cleaned the property up significantly. He indicated that he will share a dumpster with another tenant and added that there isn't a whole lot of garbage generated by the business since most parts are scrapped.

Motion: Commissioner Matheson moved for approval subject to the 7 staff conditions.

Commissioner Thomas seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Tupou	N/A
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-29-2014- Approved

C-30-2014

Lok Automotive (Jonathan Lok)

2850 S Redwood Rd Unit: B-16

C-3 Zone (4.84 Acres)

Approved Use: Basic auto repair and auto body

The applicant, Jonathan Lok, requests conditional use amendment approval for an auto repair and light auto body shop at 2850 S Redwood Road in unit B-16. The zoning for this area is C-3, Transitional Commercial. The West Valley City General Plan anticipates in this area for Commercial and Light Manufacturing. The area to the north includes various offices and light manufacturing uses which are zoned Manufacturing. The

area to the south is the Oquirrh Meadows Assisted Living facility. There is C-2 General Commercial across the street.

The buildings were approved in 1984 (C-25-1984) as an Office/Warehouse Park. In 2008, the property owners received approval for an amendment to the original conditional use to lift some former use limitations and reestablish conditions of approval for the site. One of the conditions states, "Auto sales and service are prohibited at this time. If a future auto sales or service use is proposed it must be approved by the Planning Commission in a public hearing." Another condition of approval states that no outside storage will be allowed.

This application is to approve an auto repair and service use for a single tenant space in building 'B' which is on the north side of the property. There is a 60 foot 'alley' between buildings 'B' and 'C' to the south. The tenant space is 1,617 square feet with 1,407 square feet for warehouse/shop space and 210 square feet for the office. There is a single overhead door and man door accessed from the alley. All repair work will be conducted inside the building within the shop area which includes one lift and one large service bay. No junk cars will be stored anywhere except inside the shop area.

Hours of operation will be from 10 am – 6 pm, Monday to Friday. Repairs will be mainly minor repairs, where vehicles are in and out on the same day. The applicant would also like to conduct light auto body work as well. He will coordinate with West Valley Fire Department and Building Inspection about installing a small paint booth for body work jobs. All oils and fluids will be stored in appropriate containers that will be taken to recycling facilities once full.

The use will require a minimum of 4 parking stalls which are provided in front of the business.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. There shall be no outside storage for this use.
2. Automotive repairs shall only be conducted within the building and shall not be conducted outside or in any parking areas.
3. The site is to be well-maintained and free of garbage or trash, including junk and inoperable vehicles.
4. All signage shall comply with the West Valley City Sign Ordinance, including all temporary signs.
5. All requirements of affected departments and agencies must be met including the West Valley City Fire Department. Any new paint booth installed shall be approved by the required city departments.
6. This use is subject to review upon a valid complaint.

Applicant:

Jonathan Lok
2850 S Redwood Road

Discussion: Kevin Despain presented the application. Jonathan Lok, the applicant, stated that he will work with all departments on the paint booth. Barbara Thomas asked if there will be any loud noises associated with the business. Mr. Lok replied no and stated it is simply light auto repair. The Planning Commission had no further questions or concerns.

Motion: Commissioner Woodruff moved for approval subject to the 6 staff conditions.

Commissioner Thomas seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Tupou	N/A
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-30-2014- Approved

PLANNING COMISSION BUSINESS

Approval of Minutes from May 28, 2014 (Regular Meeting) **Approved**

Approval of Minutes from June 4, 2014 (Study Session) **Approved**

There being no further business, the meeting adjourned at 5:35 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant